

075.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,563,800 / 1,563,800

USE VALUE: 1,563,800 / 1,563,800

ASSESSED: 1,563,800 / 1,563,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
51		ROBIN HOOD RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	DOLAN DAVID D & SARAH Q &
Owner 2:	NYBERG JONATHAN M
Owner 3:	

Street 1: PO BOX 292

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 7,937 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 4004 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7937		Sq. Ft.	Site		0	70.	1.04	4			View	25					575,848						575,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7937.000			986,800		1,200		575,800		1,563,800							
Total Card							0.182			986,800		1,200		575,800		1,563,800		Entered Lot Size					
Total Parcel							0.182			986,800		1,200		575,800		1,563,800		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		390.55		/Parcel: 390.5				Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID			USER DEFINED										
									075.0-0005-0008.0													
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value				Notes			Date							
2020	101	FV	985,800	1200	7,937.	575,800	1,562,800	1,562,800	Year End Roll						12/18/2019							
2019	101	FV	728,600	1200	7,937.	575,800	1,305,600	1,305,600	Year End Roll						1/3/2019							
2018	101	FV	728,600	1200	7,937.	493,600	1,223,400	1,223,400	Year End Roll						12/20/2017							
2017	101	FV	728,600	1200	7,937.	460,700	1,190,500	1,190,500	Year End Roll						1/3/2017							
2016	101	FV	728,600	1200	7,937.	394,900	1,124,700	1,124,700	Year End						1/4/2016							
2015	101	FV	699,800	1200	7,937.	353,700	1,054,700	1,054,700	Year End Roll						12/11/2014							
2014	101	FV	699,800	0	7,937.	327,400	1,027,200	1,027,200	Year End Roll						12/16/2013							
2013	101	FV	699,800	0	7,937.	312,200	1,012,000	1,012,000							12/13/2012							

SALES INFORMATION										TAX DISTRICT			PAT ACCT.									

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID/SAR	37855-068		1/30/2003	Portion-Asst	1,100,000	No	No		PRICE INCLUDES 3 PARCELS
MC MILLAN WILLI	34691-348		1/30/2002	Family		1	No	No	
	11369-105		8/2/1967			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date										Result									
9/30/2016										By									
7/2/2017										Name									
7/2/2017										DGM D Mann									
7/2/2017										DGM D Mann									
7/2/2017										DGM D Mann									
3/18/2009										189 PATRIOT									
4/20/2005										4/20/2005 Fieldrev-Chg									
2/19/2004										BR B Rossignol									
10/20/1999										263 PATRIOT									
12/1/1981										MS									

Sign: VERIFICATION OF VISIT NOT DATA									
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